

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL

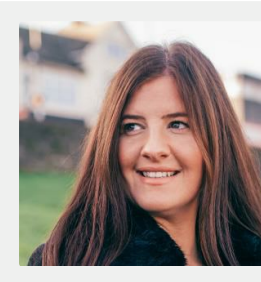


Clos Y Rheithordy

HIGH STREET



Comments by Lauren Williams



Property Specialist
Lauren Williams
Sales Negotiator

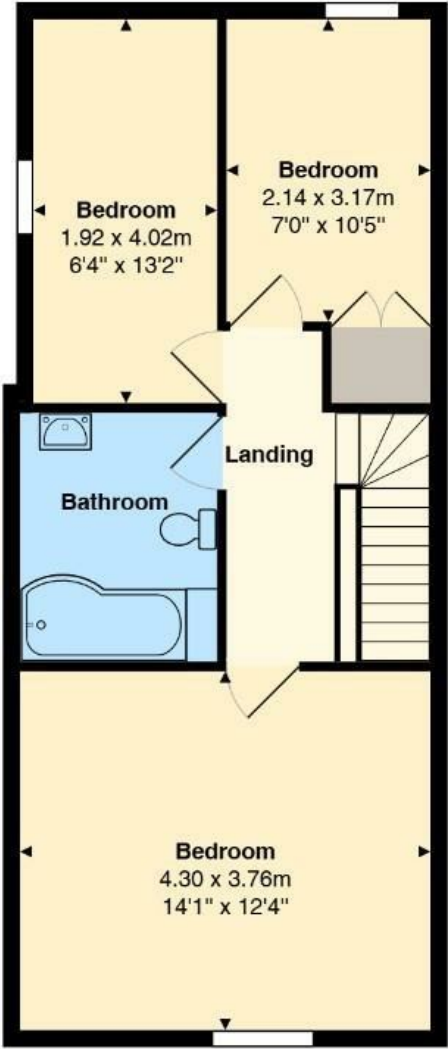
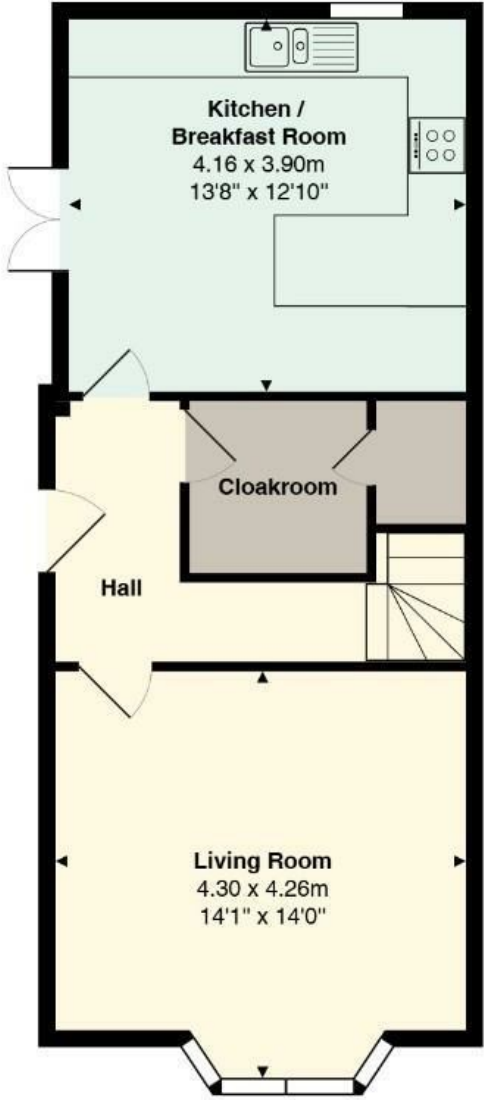
lauren.williams@brinsons.co.uk

Stylish modern new builds in the heart of Nelson, excellent plot sizes, design and layout have been carefully considered for modern living.

Comments by the Homeowner



Clos Y Rheithordy



Total Area: 90.8 m² ... 978 ft²

All measurements are approximate and for display purposes only



Clos Y Rheithordy

High street, Nelson, CF46 6BX

Asking Price

£290,000



3 Bedroom(s)



1 Bathroom(s)



1040.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Clos Y Rheithordy, Nelson, South Wales
Coming Soon

Jeffrey Ross / Brinsons are delighted to introduce an exceptional brand-new three-bedroom residence, discreetly positioned within the exclusive setting of Clos Y Rheithordy, Nelson.

Extending to approximately 1,040 sq ft, the accommodation has been thoughtfully designed to combine contemporary style with practical family living. The welcoming entrance hall leads to a spacious living room and an impressive open-plan kitchen/dining room, creating the perfect environment for both everyday living and entertaining.

Large windows throughout flood the property with natural light, creating a bright and spacious feel. The modern layout is complemented by quality finishes and a high standard of specification throughout.

To the first floor are three generously sized bedrooms, offering flexible accommodation for families, professionals, or those requiring additional workspace. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private driveway providing off-road parking, together with low-maintenance outdoor space.

Ideally positioned within a well-connected and popular community, the property enjoys convenient access to local amenities, schools, transport links, and the surrounding countryside. Combining modern energy efficiency with the advantages of a brand-new home, this superb property is ready for immediate occupation and is sure to appeal to a wide range of buyers.

CARDIFF

VALE

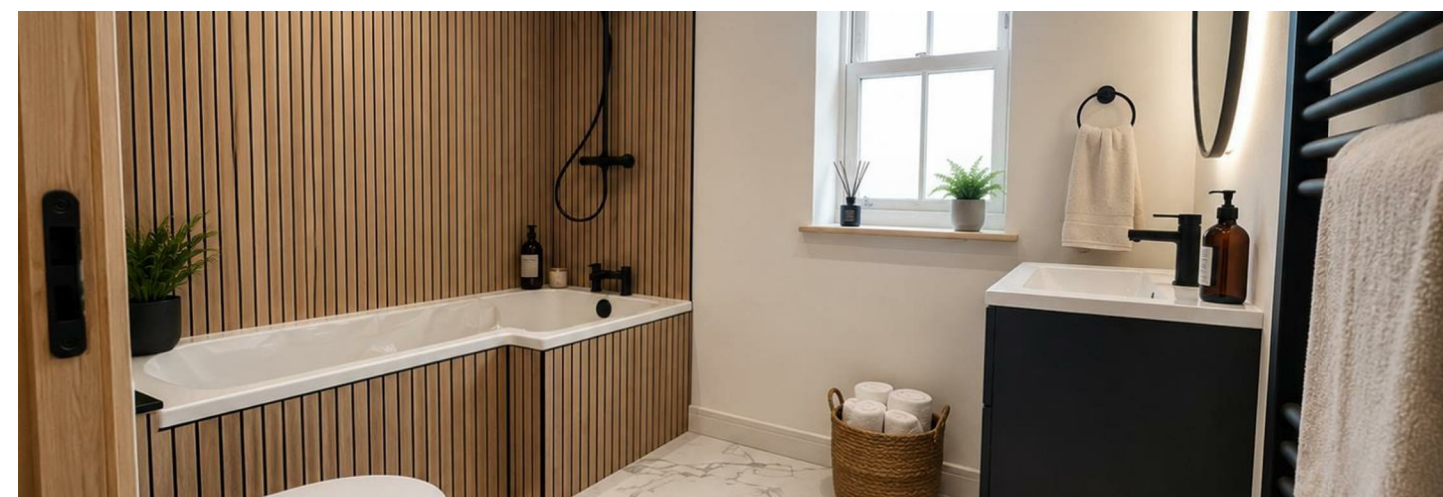
CAERPHILLY

BRISTOL

www.jeffreyross.co.uk



Entrance Hallway	Council tax
Living Room	TBC - Not rated yet
Kitchen / Dining Room	
Downstairs WC	
To the first floor	
Bedroom One	
Bedroom Two	
Bedroom three	
Family Bathroom	
Tenure	
Freehold	
Additional Information	
SAP Rating - B83 - Excellent energy efficiency	
10 Year Build warranty with Advantage	
Timber frame construction	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

